20160606000192930 06/06/2016 09:14:50 AM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209 Send Tax Notice To: Ying Feng 3990 S. Shades Crest Rd. Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA	}	•
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and No/100 Dollars (\$172,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Kevin Pothuisje and Lorena Pothuisje, a married couple, (herein referred to as Grantors), do hereby grant, sell, bargain and convey unto Ying Feng, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to wit:

Lots 1 and 2, according to the Survey of Pothuisje Subdivision, as recorded in Map Book 26, Page 83, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$100,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith. The consideration stated can be evidenced by a settlement statement and a sales contract.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises;

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that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have set their hands and seals on the date indicated in their respective notary acknowledgments but the same shall not be effective until the 3rd day of June, 2016.

GRANTOR

_(SEAL)

(SEAL)

Lorena Pothuisje

Kevin Pothuisje

General Notary Acknowledgment

STATE OF COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin Pothuisje, whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of June, 2016

Notary Seal

Notary Publication Printed Name:

My commission expires:

KELLY C. LEAL

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General Notary Acknowledgment

STATE OF COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lorena Pothuisje, whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ______ day of June, 2016

Notary Seal

Notary Public
Printed Name:

My commission expires:

KELLY C. LEAL
MY COMMISSION # FF 214863
EXPIRES: July 26, 2019
Bonded Thru Notary Public Underwriters

The property address is 3990 S. Shades Crest Road, Hoover, AL 35244

The Grantee's forwarding address is: \$ 3990 S. Shades Crest Road Hoover, AL 35244

The Grantors' forwarding address is: 800 Claughton Island Dr. # 904
Miami, #2 33131
EL



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2016 09:14:50 AM

\$92.00 CHERRY 20160606000192930